

# WESTERNERS SELL DRIVE APARTMENT

**\$200,000 Structure Bought by  
Realty Co.—Trading Light  
in All Boroughs.**

## RIVERDALE ESTATE SOLD

Trading in real estate was not extensive yesterday. Several parcels were sold in Manhattan, but only one involved high class realty. This had to do with Ulysses Court on Riverside Drive, which has been held at \$200,000. Westeners who bought it nearly two years ago in a trade are understood to have turned it over to a profit to a company which has been acquiring investment parcels in upper sections of the city. The Bronx was not any more active than Manhattan. In Brooklyn a number of dwellings found their way into new hands. Another residential development is indicated for Staten Island. It will be on Grimes Hill, one of the best residential parts of the island.

### WESTERNERS SELL ON DRIVE.

The Ulysses Court apartment at 128 Riverside Drive, a six story elevator structure, on plot 80x95, between 128th and 127th streets, was bought yesterday by the Martonberg Realty Company. The Missouri Valley Realty Company of St. Louis, representing Samuel K. of the Schlesinger and Koenig Tech of Chicago, the seller, bought at the price of about fifteen months ago from A. M. Bedell, who received in exchange a valuable leasehold property at the corner of Seventh and Washington avenues, St. Louis. Ulysses Court is arranged for forty-five families and has been held at \$200,000 since its completion and has a rent roll of over \$20,000 per annum. The Martonberg company has recently purchased a number of investment properties in the upper end of the city.

### BUYING ONLY BY INVESTORS.

**WEST 18TH STREET.**—Slawson & Hobbs have sold for the Hatasatash Realty Company the five story American Busement dwelling at 820 West Eighteenth street on lot 18x100 to an investor. The property was held at \$30,000.

**WEST 8TH STREET.**—Lawson A. Carter has sold 270 West Eighty-ninth street, a four story dwelling, on lot 18x100, according to reports. The property is located east of the twelve story apartment house being built by McCormore Bros. at the southeast corner of West End avenue.

**WEST 51ST STREET.**—Senior & Stein sold for the Gilgespie estate 119 West Fifty-first street, a two story garage, on lot 20x60. The buyer will alter the building for his business.

### DEAL FOR DICKMAN STORES.

Slawson & Hobbs have sold for the Halley Construction Company an interest in the three store drug store on the north side of Dyckman street, 100 feet south of Sherman avenue, on plot 10x100. The property was held at \$60,000.

### RIVERDALE PLACE IN A DEAL.

Herbert A. Sherman has sold for Arthur C. Sheridan his residence at Riverdale-on-Hudson situated on Palisade and Independence avenues and 100x100. It consists of a large gray stone dwelling, stone garage and out houses, with almost three acres of land. It is near the residences of George W. Perkins, George B. Cortelyou, Maturin L. Delafield, Frederick Allen, Cleveland H. Smith, Alvin S. Webb, Darwin P. Kingsley, Thomas G. Schaefer, Edmund Randolph and the Morells, plus. The estate has been occupied by Mr. Sherman's family and was originally purchased from Frederick Brown. The purchaser paid cash for the property. He was represented by the Delafeld Estate Inc. The dwelling and grounds will be renovated.

### LEXON AVENUE IMPROVEMENT.

Lorenz F. J. Weibel, architect, has designed with the Manhattan Bureau of Buildings for a two story store and loft building on the west side of Lenox Avenue, 90x11, feet south of 131st street. It will have a frontage of 284 feet and a depth of 90 feet. The cost has been estimated at \$15,000. Morris Schaffer is the owner.

### 475,000 DAVIDSON AVE. FLAT.

The plot 75x100 on the west side of Davidson avenue, 295.6 feet south of North street, was improved with a new six story flat, costing \$75,000, by the Hepewell Building Company, William C. Norton president. J. M. Felson is the architect.

### 100,000 HOME FOR MILLINER.

Benny Bendel, head of the millinery house of Henri Bendel, Inc., has had plans prepared for the construction of a residence to cost \$100,000 on a large site which he acquired at Kensington, Great Neck. It is last year design. Signs for the structure have been put up. Herter Ottos, Chapman, It will be a two and one-half story stucco and frame building occupying a plot 55x150. The general contract has been awarded to the R. H. Howes Construction Company.

### LEASING HAS OFF DAY.

**ONLY SMALL FIRMS IN THE FIELD—Little Space Rented.**

Cross & Brown Company has rented a large space on the second floor of the Forty-second Street Building on the Madison avenue side to the Safe Cabinet Company of Marietta, Ohio; with Tannenbaum, Strauss & Co., first floor, 144 Broadway, space to George M. Bettis, in 30 East Forty-second street, and which will be used for a furniture department. About twenty-out octagonal. On the sale numerous offers were made at private sale for the property, which are now held in abeyance. Among the purchasers were Louis Kennedy, L. Schmidl, F. W. Trumper, Samuel Gibbs, John McDonald, Moses Israel, John Flager, Henry Foster, Dominick Guarino and M. Just.

### BUYING BROOKLYN HOUSES.

Tutino & Govey have sold for the Levy Bros. Realty Company the three story store and dwelling, on lot 20x95, at 104 Fifth avenue.

The Delach-Levey Company has sold #107 Seven-seventh, a new sixteen family house on plot 45x100, for the sum \$12,000. The sale concluded at John R. Ryer has sold the large dwelling at 569 St. Mark's avenue, one of the show places of the neighborhood, occupying a plot 50x100 feet, to James A. Meditter & Co. of Portville, Pa., who gave in exchange fifty-two lots on Fifty-first street, just south of the intersection of Nineteenth and Twenty-first avenues. It is announced that a building operation will soon be started on the vacant land as a result of the deal which was closed by John E. Henry, William G. Morrissey and Maurice G. Straus as brokers in the transaction.

**DEMAND FOR CITY HOMES.**

Pence & Elliman have leased for John A. Black to Richman Levering the four story and basement dwelling at 22 East Sixty-seventh street, adjoining the southwest corner of Madison avenue.

Douglas L. Elliman & Co. have leased for Henry C. Meier 142 East Thirty-eighth street, a four story light wood frame building for a term of years to Bank of Gherardi.

Slawson & Hobbs have rented 251 West Seventy-first street for John Quinton to Joseph Power, and 61 West Seventy-first street for P. T. Sherman to Harris Parr.

J. C. E. McDonnell has leased for J. P. Keeler the three story high stock dwelling at 23 West Forty-ninth street to N. Stephan for a term of years.

Samuel H. Martin has leased for Walter E. McDonnell the three story and basement dwelling at 23 West Sixtieth street to S. Osgood.

The Douglas Robinson, Charles S. Brown Company has leased for Fredrick Erkowitc to Horace Green the

### TO BUILD AT BELLE HARBOR.

The Lewis H. May Company has sold for the Fulton Realty Company Edward Hermann president, a plot of lots on the southwest corner of Orienta

avenue and Bayside Drive, Belle Harbor, L. I., to Bertram Kellman, who will immediately improve.

### \$180,000 DEAL AT ISLIP.

William G. Nicoll and another, executors, have sold to the Connetquot Land Company several tracts of land on the South Country road in Islip town for \$150,000. The property adjoins land owned by W. Bayard Cutting, one of the wealthy owners of country estates in that section.

### THEATRE FOR FREEPORT.

Franklin N. Timney, the actor, has purchased the Freeport, facing 124th Street on the Merrick road and 100th Avenue, opposite the Freeport Lodge of Elks clubhouse. The purchase price is said to be \$12,000. Timney proposes to erect a theatre. He has not as yet completed plans for the building.

### DEVELOPER BUYS S. I. TRACT.

The Irving estate has sold to a client of Judge Stake, through a firm of Cornell, Rosenblatt and Goldfarb, opposite the Freeport Lodge of Elks clubhouse. The purchase price is said to be \$12,000. Timney proposes to erect a theatre. He has not as yet completed plans for the building.

### BUYS SITE AT SCARSDALE.

Fish & Marvin have rented for D. B. Lawrence his property on Rose street, Lawrence Park, Bronxville, for a term to Otto Faeflen of the firm of James Gamble Rogers, New York; the Washburn property on the White Plains Road at Scarsdale to Mrs. Woodsworth-Taylor of New York city.

### CHANGES IN HEAD & CO. STAFF.

Raymond P. Roberts, for some years with the American Real Estate Company as rental and business manager, is now connected with George R. Head & Co. in a similar capacity, and will have charge of their uptown office at 3 East Thirty-fifth street. Walter H. Barry, who has been with George R. Head for a long time, is now associated with the office of Joseph F. Day.

### TRANSACTIONS RECORDED.

#### TRANSFERS.

(With names and address of lender and attorney, if attorney's name is omitted address party of first part.)

#### DOWNTOWN.

Mr. George Jay Taylor of Montclair has purchased the two and one-half-story Colonial residence on the west side of Dursey road, near Elmwood avenue, also the three story stucco residence on the east side of Dursey road, near Lorraine Avenue. The house contains eleven rooms, three baths and a solarium. The houses were purchased from Walter Duryea, estate of the late Mayor of Montclair, who acquired the Walter Duryea estate property. C. W. Welch, who recently purchased the residence at 153 North Mountain avenue, has acquired a plot of vacant land on the east side of North Mountain avenue, adjacent to the plot of land from Miss Eleanor Durene. Both sales were made by F. M. Crawley & Bros.

#### BUYING AT MONTCLAIR.

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### MORGENTHAU RENTS PLACE.

Kenneth Ivett & Co. have rented for E. Ulman, his Realtor, the three story and basement dwelling at 243 West 103d street, on the Merick road and 100th Avenue, opposite the Freeport Lodge of Elks clubhouse. The purchase price is said to be \$12,000. Timney proposes to erect a theatre. He has not as yet completed plans for the building.

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